

152.0

0003

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

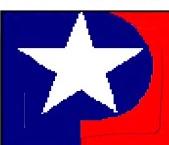
Total Card / Total Parcel

USE VALUE:

1,259,700 / 1,259,700

ASSESSED:

1,259,700 / 1,259,700


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
18		HAWTHORNE AVE, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: USHOMIRSKY GREGORY	
Owner 2: GOLD KAREN B	
Owner 3:	

Street 1: 18 HAWTHORNE AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: CHINETTI MADDALENA -

Owner 2: CHINETTI PETER J -

Street 1: 18 HAWTHORNE AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains .237 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2009, having primarily Vinyl Exterior and 1941 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10334		Sq. Ft.	Site		0	80.	0.71	9									584,020						584,000	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10334.000	675,700		584,000	1,259,700		100633
							GIS Ref
							GIS Ref
							Insp Date
							04/30/18

**USER DEFINED**

Prior Id # 1:	100633
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	13:21:01
Print	
Last Rev	
Date	Time
04/16/21	09:17:44
ASR Map	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHINETTI MADDAL	51939-214		12/1/2008	Change>Sale	487,500	No	No		
CHINETTI MADDAL	49115-353		3/13/2007	Family		99	No	No	
	10371-425		10/2/1963		22,500	No	No	N	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
2/23/2021	148	Solar Pa	23,436	C					4/30/2018	MEAS&NOTICE	BS	Barbara S
5/15/2009	352	New Buil	277,500					NEW 3200 SQFT SF C	1/15/2009	Measured	372	PATRIOT
4/29/2009	279	Demoliti	21,850					DEMO HOUSE GAR & S	11/18/1999	Meas/Inspect	270	PATRIOT
									7/14/1993		MF	

**ACTIVITY INFORMATION**

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH	
Type: 6 - Colonial		Full Bath: 2	Rating: Very Good				
Sty Ht: 2A - 2 Sty +Attic		A Bath:	Rating:				
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:				
Foundation: 1 - Concrete		A 3QBth:	Rating:				
Frame: 1 - Wood		1/2 Bath: 2	Rating: Very Good				
Prime Wall: 4 - Vinyl		A HBth:	Rating:				
Sec Wall:	%	OthrFix:	Rating:				
Roof Struct: 1 - Gable		OTHER FEATURES		RESIDENTIAL GRID			
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Very Good	1st Res Grid	Desc:	# Units	
Color: BLUE		A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O		
View / Desir:		Frl:	Rating:	Other			
GENERAL INFORMATION		WSFlue:	Rating:	Upper			
Grade: B - Good		CONDO INFORMATION		Lvl 2			
Year Blt: 2009	Eff Yr Blt:	Location:		Lvl 1			
Alt LUC:	Alt %:	Total Units:		Lower			
Jurisdict: G11	Fact: .	Floor:		Totals	RMS:      BRs:      Baths: 2      HB: 2		
Const Mod:		% Own:					
Lump Sum Adj:		Name:					
DEPRECIATION		REMODELING		RES BREAKDOWN			
Exterior:		No Unit	RMS	BRS	FL		
Interior:							
Additions:							
INTERIOR INFORMATION							

## **INTERIOR INFORMATION**

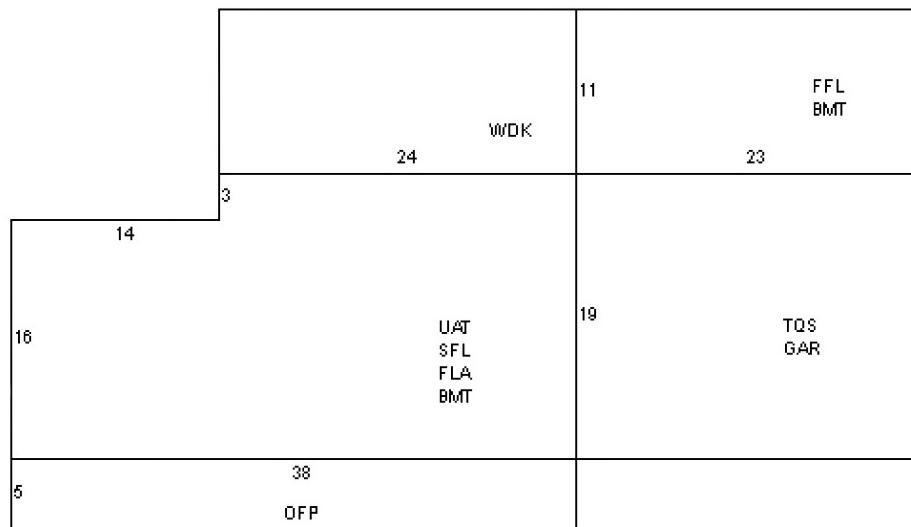
Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:			
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

## MOBILE HOME

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Serial #: \_\_\_\_\_ Year: \_\_\_\_\_ Color: \_\_\_\_\_

## SPEC FEATURES/YARD ITEMS

## SKETCH



## **SUB AREA**

Sub Area		Sub Area Detail								
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	933	54.730	51,063						
FLA	Finish Livin	680	109.460	74,432						
SFL	Second Floor	680	182.430	124,054						
GAR	Garage	437	21.540	9,413						
TQS	3/4 Story	328	182.430	59,792						
WDK	Deck	264	10.170	2,686						
FFL	First Floor	253	182.430	46,155						
OPF	Open Porch	190	26.180	4,974						
Net Sketched Area:		3,935	Total:	384,974						
Size Ad	1260.75	Gross Area	4554	FinArea	1941					

SUB AREA DETAIL

**AssessPro Patriot Properties, Inc**

